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59-1-90 52-71RETRYS  
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## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS,

**025214**

That **JAN BRAGDON**, of Fairfield, in the County of Somerset and State of Maine, Personal Representative of the estate of Amanda Libby, late of Waterville, in the County of Kennebec, and State of Maine, in consideration of ONE DOLLAR (\$1.00) and other valuable considerations, paid by **JAN BRAGDON**, of Fairfield, in the County of Somerset, and State of Maine, the receipt whereof we do hereby acknowledge, do hereby **give, grant, bargain, sell and convey** unto the said **JAN BRAGDON**, her assigns forever,

NO TRANSFER  
TAX PAID

A certain lot of land situate in Waterville, Kennebec County, Maine, and being numbered forty-five (45) on a plan of Edgemont Park made by John H. Burleigh C. E. dated August 1905 and recorded in the Kennebec County Registry of Deeds.

Being the same premises conveyed to Lena King and Charles T. King, by the New England Land Company by Warranty Deed dated January 31, 1913, recorded in Kennebec County Registry of Deeds, Book 529, Page 414.

Meaning and intending hereby to convey the premises acquired by Ovide and Amanda Libby by deed of Lena King dated March 26, 1941, and recorded in the Kennebec County Registry of Deeds in Book 779, Page 33. Ovide Libby died on November 16, 1986. By will probated in the Probate Court in and for Kennebec County, Ovide Libby devised his one-half undivided interest to Amanda Libby. Amanda Libby died on July 12, 1990, and by will duly probated in the Probate Court in and for Kennebec County devised the within described property to Jan Bragdon.

A certain lot or parcel of land situated in Waterville, in the County of Kennebec and State of Maine, described as follows, to wit:

Beginning in a point at the northeast corner of land known as Lot No. 45 on a plan of Edgemont Park made by J. E. Burleigh, C. E. August 1905; and now owned by the said Amanda Libby; thence running northerly from said point a distance of forty (40) feet along the east boundary of Lot No. 46 on said plan to another point; thence running at right angles from said point in a westerly direction a distance of one hundred (100) feet to a point in the west boundary of Lot No. 46 on said plan; thence running a distance of forty (40) feet in a southerly direction to the northwest corner of Lot No. 45 on said plan; thence running easterly along the north boundary of Lot No. 45 a distance of one hundred (100) feet to the point begun at.

Amanda Libby obtained title by warranty deed dated May 29, 1923, from Anna H. Foley. Said deed is recorded in the Kennebec County Registry of Deeds in Book 608, Page 261. This conveyance is subject to all restrictions contained in the deed referred to and also incorporated therein by reference to other deeds.

Meaning and intending hereby to convey the premises acquired by Amanda Libby by deed of William Levine dated June 13, 1944, and recorded in the Kennebec County Registry of Deeds in Book 3050, Page 317. Amanda Libby died on July 12, 1990, and by will duly probated in the Probate Court in and for Kennebec County devised the within described property to Jan Bragdon.

This deed is made for the purpose of conveying the real estate devised in the will of Amanda Libby to the designated devisee in the will, Jan Bragdon.

To have and to hold the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said **JAN BRAGDON**, her heirs and assigns, to her and their use and behoof forever.

And I do covenant with the said Grantee, her heirs and assigns, that I am lawfully seized in fee of the premises; that they are free of all encumbrances: EXCEPT AS AFORESAID; that I have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that I and my heirs shall and will **Warrant and Defend** the same to the said Grantee, her heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, I the said **JAN BRAGDON**, Personal Representative of the estate of the late Amanda Libby have hereunto set my hand and seal in my said capacity as Personal Representative of the estate of the late Amanda Libby this 11th day of ~~August~~, in the year of our Lord one thousand nine hundred and ninety. *October*

Signed, Sealed and Delivered  
in the presence of:

Natalie P. Bragg

Jan Bragdon  
Jan Bragdon, Personal Representative of  
the estate of Amanda Libby

STATE OF MAINE  
KENNEBEC, ss.

Dated: *Oct.*  
~~August~~ // , 1990

Personally appeared the above named **JAN BRAGDON**, Personal Representative of the estate of Amanda Libby and acknowledged the above instrument to be her free act and deed in her said capacity.

Before me,

Natalie P. Bragg  
Notary Public  
Print Name: *NATALIE P. BRAGG*  
My Commission Expires:



RECEIVED KENNEBEC SS.

1990 NOV -5 AM 9:00

CLERK: *Natalie P. Bragg*  
REGISTER OF DEEDS